

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JUNE 15, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Jeff Larsen, Gene Dziza, Tim Calaway, Don Hines, Kim Fleming and Frank DeKort. Kathy Robertson and Cal Scott were absent. Peggy Goodrich and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 30 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**PRELIMINARY
PLAT/BLECH
ESTATES**

A request by Arthur Blech for Preliminary Plat approval of Blech Estates, a thirteen (13) lot (12 single-family residential and 1 commercial) subdivision on approximately 22.55 acres. All lots in the subdivision are proposed to have multiple user water and individual sewer systems. The property is located south of Highway 40; east of Kinnikinnick Lane and can further be described as Tract 6 in Section 15, Township 30 North, Range 21 West, P.M.M. Flathead County, Montana.

STAFF REPORT

BJ Grieve reviewed Staff Report FPP-05-17 for the Board.

MOTION

Calaway made a motion seconded by Larsen to adopt Staff Report FPP-05-17 as findings of fact with amended conditions and recommend approval to the County Commissioners.

ROLL CALL

The motion passed on a roll call vote of 6-1 with Fleming dissenting.

**PRELIMINARY
PLAT/
COLUMBIA
MOUNTAIN
VIEW**

A request by Matthew Reddig for Preliminary Plat approval of Columbia Mountain View Subdivision II, a five (5) lot single-family subdivision on approximately 9.64 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of Lynnewood Drive, west of Highway 206 and north of Badrock Drive, and can further be described as Tract 1HA in Section 28, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

STAFF REPORT

BJ Grieve reviewed Staff Report FPP-05-31 the Board.

MOTION

Calaway made a motion seconded by Dziza to adopt Staff Report FPP-05-31 as findings of fact with amended conditions and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

PRELIMINARY PLAT/ COUNTRY MEADOWS	A request by James and Carol Duval for Preliminary Plat approval of Country Meadows, a nine (9) lot single-family residential subdivision on approximately 11.169 acres. All lots in the subdivision are proposed to have multiple-user water and individual sewer systems. The property is located at 3360 Columbia Falls Stage Road, and can further be described as Lot B of Robertson Tracts, in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.
STAFF REPORT	Peggy Goodrich reviewed Staff Report FPP-05-18 the Board.
MOTION	Calaway made a motion seconded by Dziza to adopt Staff Report FPP-05-18 as findings of fact and recommended approval to the County Commissioners.
ROLL CALL	On a roll call vote the motion passed unanimously.
PLANNED UNIT DEVELOPMENT /ROSE RIDGE	A request by M.V.P., LLC for Preliminary Plat approval of Rose Ridge Subdivision, a nine (9) lot Major Subdivision and Planned Unit Development on approximately 24.65 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located off of Rose Crossing, and can further be described as Tracts 9B, 9C, and 9D in Section 20, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.
STAFF REPORT	Peggy Goodrich reviewed Staff Report FPUD-05-02 and FPP-05-02a the Board.
MOTION	Fleming made a motion seconded by DeKort to adopt Staff Report FPP FPUD-05-02 and FPP-05-02a as findings of fact and recommended approval to the County Commissioners.
ROLL CALL	On a roll call vote the motion passed unanimously.
NEW BUSINESS	None.
OLD BUSINESS	Discussion on roads.
ADJOURNMENT	The meeting was adjourned at approximately 9:30 p.m. on a motion by Calaway seconded by Dziza. The next meeting will be held at 6:00 p.m. on June 22, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 7/20/05